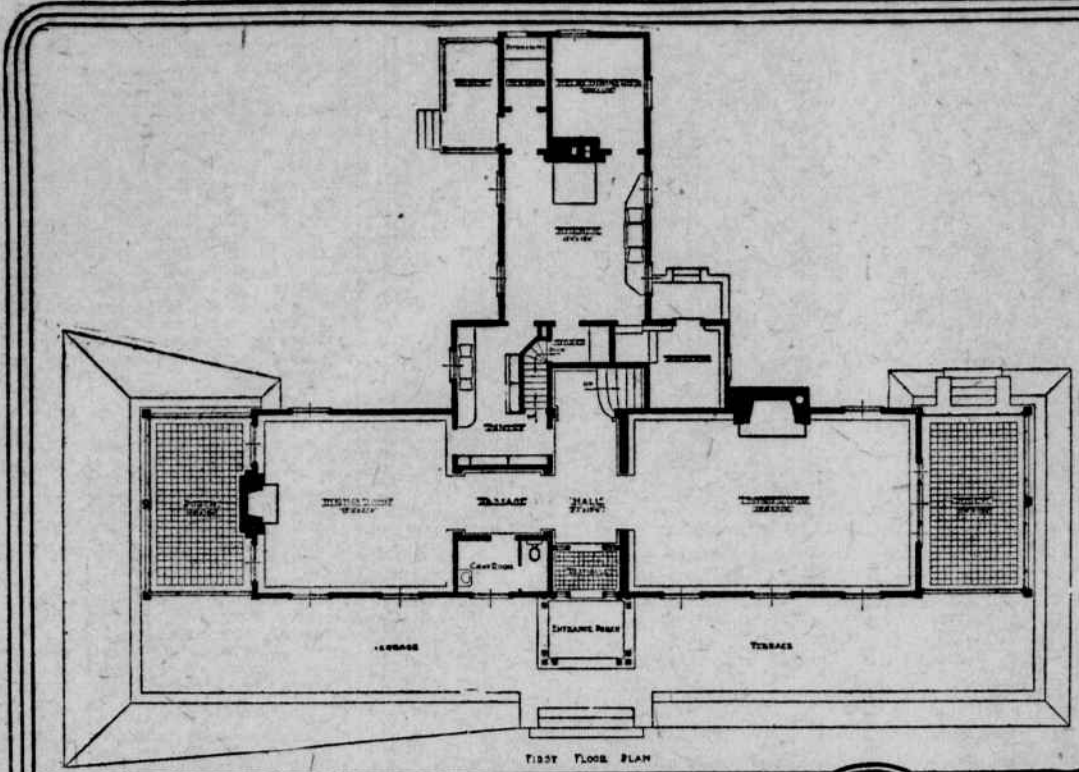
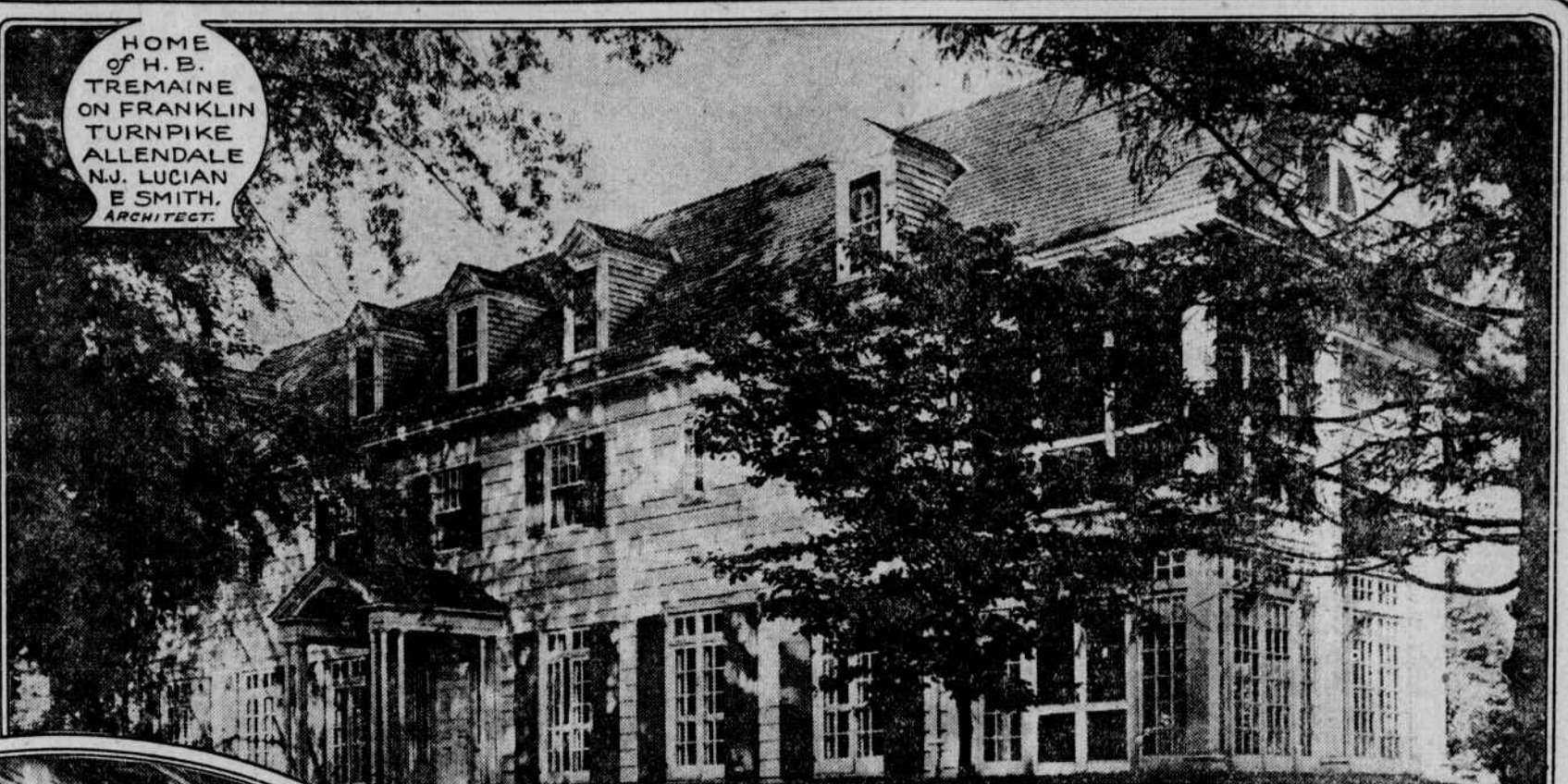


NEW YORK, SUNDAY, OCTOBER 15, 1922.

# HOME BUILDERS LOYAL TO COUNTRY'S EARLY ARCHITECTURE



FIRST FLOOR PLAN.



HOME OF H. B. TREMAINE ON FRANKLIN TURNPIKE ALLENDALE N. J. LUCIAN E. SMITH, ARCHT.

## Growing Popularity of Long, Rambling Colonial House Cited to Controvert Charge That Americans Are Going Back on Old Domestic Ideals and Are Cultivating Nomadic Spirit.

By HARRIET Sisson GILLESPIE.

THE growing popularity of the long, rambling Colonial house of classic simplicity is, it seems to me, the most effective refutation of the charge that Americans are becoming as nomadic in our tendencies as Roman gypsies and so stand in imminent danger of losing the domestic spirit.

It is quite true that we, as a people, do travel hither and yon, in search of variety and change and pull up stakes at a moment's notice at the slightest provocation, but somehow we invariably come back to the ideals of our pioneer ancestors and the very fact that this type of Colonial house holds the same charm for us as it did for our forebears is an indication that we haven't wandered far from the principles of the good folk who founded our country.

The admirable adaptability of the American Colonial house shown above, emphasizes the domestic propensities of our people to a very great degree, for it is the very essence of the home spirit. It was designed by Lucian E. Smith for H. B. Tremaine of Allendale, N. J. In its fine simplicity and hospitable aspect it is a fine expression of the type and while it is adapted to the needs of modern living, the changes have been wrought in an easy and natural manner.

The house, placed far back on Franklin turnpike, is silhouetted against the fine old trees in the midst of which it is set. The length and simplicity of treatment is peculiarly effective in this setting. The exterior of the house is of wide cedar clapboards, laid ten inches to the weather, and painted white. The blinds and shutters are in Colonial blue-green and the roof shingled and stained a soft silver gray. The house has a frontage of 90 feet but it is admirably balanced with the dining room porch at one end and the sun room at the other. A wide brick terrace runs the

full length of the house and the main rooms of the first floor give upon it. The main entrance is treated with a protecting porch with slender columns and elliptical arch as the motif. The door itself, arranged to open in two parts like a Dutch door, is heavily molded, the moldings and ornamentation of the cornice and capitals being worked out in very careful detail recalling in effect the fine old doorways of New England.

A black and white tiled vestibule leads into the entrance hall. The stairway shows an unusual treatment in a house of this type being placed at the rear of the hall. Customarily the stairway leads directly from the hall on the right or left wall, but by eliminating the stairs from prominent view, this arrangement provides a feeling of spaciousness that is not possible with the other arrangement.

To the right of the entrance hall is the large living room, 19.6x31, with a ceiling height of 10 feet. The opening from the hall is elliptical headed and is trimmed in carefully detailed woodwork. A huge fireplace of Colonial design is placed on one side of the living room and the hearth is raised about four inches above the floor. Both hearth and fireplace are laid in dull blue tile. Long French doors lead upon the terrace at the front of the house and to the brick floored sun room to the south. Both this room and the dining porch at the opposite end are designed to be inclosed with glass in winter and screened in summer, thus increasing their efficiency and value.

To the left of the hall in the main axis of the living room is a generously wide passage leading to the dining room. A dressing or coat room conveniently opens off the passage in close proximity to the summer room. In the dining room, a fireplace in the dining room is placed in the main axis of the room at the end of the vista from the living room, and



MORE INTIMATE VIEW OF THE HOODED DOORWAY.

French doors on either side lead to the breakfast room or porch.

The long vista made possible by the arrangement of the first floor rooms is one of the charming features of the house and the easy access to the terrace, provided by the many French windows across the front of the house and to the sun rooms to right and left, is an ideal arrangement for a country or suburban

place where the owner expects to spend much of the time in out of door living.

The complete separation of the service portion of the house from the living rooms is another admirable point in the floor arrangement. From a large butler's pantry off the dining room is the kitchen that runs back some eighteen feet and is fitted with every modern convenience with plenty of light and

air and good cross ventilation. Beyond it is the maid's dining room, the col. room with refrigerator and the passage leading to the rear porch.

On the second floor are five bedrooms, four baths and two sleeping porches. All have cross ventilation. The bath rooms have floors of white composition tile laid with black joints and black sanitary bases and the walls and ceilings are



PLAN OF SECOND FLOOR.

## Mankind Worships at Two Shrines---Altar and Home

MANKIND throughout the ages has always worshipped at two shrines, the altar and the hearthstone, said Don Barber, Fellow of American Architects and consulting architect on the Advisory Council of Better Homes campaign, speaking at a conference of the State Federation of Women's Clubs at the Hotel Commodore last week.

"Since the war," said Mr. Barber, "a great spiritual and moral awakening has been spreading over the world, and it is the fear of many that the benefits which should accrue from all this may be dissipated unless the public mind can be intelligently turned into channels of inspired and constructive progress."

The genius of America has been directed in channels of commercial perfection and the promotion of trade. We have produced a marvelous business machinery and we have created extraordinary institutions in which the general welfare of all people has not been entirely forgotten. But as a nation we are sadly behind the other countries of the world in the development of our homes.

"The whole fabric of society rests on the home. It was the yearning for better homes and their consequent security and the freedom they implied that inspired our pioneers to seek this country. It was to focus the attention of the nation on the obvious advantages of home ownership and perfection that the Better Homes in America campaign was started.

"This year's campaign is merely the beginning of a work which this generation and the next generation must carry on. It is hardly to be hoped to reform American architecture in the twinkling of an eye, but to give this movement an impetus to make for us a nation of better homes. It is the intention, however, to project the thought of a need of better homes into the consciousness of every State in the Union."

### ANNOUNCES TWO BRONX SALES.

B. L. Kennedy Offers Many Lots at Coming Auction.

Sixteen lots on Bronx Boulevard and Rosewood street facing Bronx Park and near the Lexington avenue (White Plains extension) subway will be sold by Bryan L. Kennedy, Inc., next Wednesday in 14 Vesey street. Mr. Kennedy will also offer four lots in the Edgewood section. Other properties to be sold at the same auction include a number of Manhattan dwellings and a number of large vacant plots in The Bronx.

On October 24 Mr. Kennedy will sell on the premises seventy-four lots on Boston post road, Baychester, Grace, Edson and Needham avenues near the Boston and Westchester Railroad. Many of the lots have water and sewers and are on high, level property.

### ALBANY CONVENTION TO BE BUSY AFFAIR

Round of Entertainment and Business Provided.

Delegates who attend the nineteenth annual convention of the New York State Association of Real Estate Boards at Albany, October 15, 20 and 21, will be kept busy keeping up with the program for business and recreation. The entertainment program includes a dinner dance at Weller's Roost, a luncheon at the Albany Yacht Club and the annual dinner at the Hotel "Six" York, with several luncheons, automobile races, and a matinee party for the women delegates and guests.

The business program of the convention provides for important conferences of interest to property owners generally. The subjects of city and suburban planning, standardized assessment methods, the proposed tax legislation for 1923, the real estate license law, real estate board appraisals and the multiple listing systems will be discussed. The list of speakers on these subjects include H. J. Upham of Duluth, president of the National Association of Real Estate Boards; John M. Gries, director of the division of housing, United States Department of Commerce; Vincent P. Bradley, Real Estate Commissioner of New Jersey; Charles F. Kramer, Real Estate League of New Jersey; John T. Sloan, president of Connecticut Real Estate Association; Raymond T. Cragin of Cleveland Real Estate Board; George D. Rickaby of the Toledo Real Estate Board. At the annual dinner the principal address will be made by Frederick E. Crane, Judge of the Court of Appeals. Congressman Peter G. Ten Eyck will be toastmaster.

## Judge Turns Dentist and Cures 2-Year Toothache

By THE ODD PARAGRAPHER.

LANDLORD and tenant court cases are not without an occasional touch of humor, and it may be interesting to note the landlord sometimes wins. A recent case in point was that of a Greek who had to prove that he was not an undesirable tenant. The landlord, supported by a number of tenants, charged that the Greek called his wife unprintable names, smelted china in the flat beneath his by jumping in his rage and otherwise annoyed the neighbors. When he refused to move at the request of the landlord, a tenant who is a teacher had neighbors sign a petition to have him ousted.

On the day set for the hearing in court the teacher failed to put in an appearance, although the landlord made frantic efforts to reach her by telephone and telegram. The landlord's wife testified as complainant. After hearing the owner's side of the story the judge asked the defendant what he had to say. He denied the charges.

"The complainant says you have been annoying these people for two years," declared the judge.

"I had a toothache and an abscess, and may have talked loud," the defendant answered, apologetically.

"Does it take two years to get over a toothache?" inquired the judge. And feeling an answer reached over and handed the landlord a paper, saying: "If he annoys you again, bring me that paper and I'll send him to the workhouse for a year."

An Effect of Housing Shortage.

The housing shortage of a few years ago seems to have taught homeowners a lesson in housing economy. Out on Long Island a number of families are living in small garages built at the rear of their lots while construction work is in progress on larger buildings on the front of the land. In one case an owner first built a double garage, partitioned it off like a bungalow and after his family had moved into it began work on what is to be his permanent home.

"Before the war," said this owner to the writer, "it would have been impos-

## TO ERECT 30 HOMES AT MALBA, QUEENS

Project Will Represent Investment of About \$1,000,000; Ground Broken.

Ground has been broken for fourteen of the thirty new residences which will be erected this season at Malba-on-the-Sound on the north shore of Queens county. When these thirty new homes are completed they will involve an investment of about \$1,000,000. Twenty-eight other residences that have recently been completed at Malba have been sold. The valuation of improved property in this waterfront community is now placed at \$5,000,000.

The construction work on these new thirty houses is being done by the Sound Construction Corporation from plans by Boris W. Dorfman, architect. The building and permanent loans were made by the Metropolitan Life Insurance Company. These houses are being held at from \$20,000 to \$25,000.

Speaking of the home building operation at Malba, William C. Demore, president of the Realty Trust, which owns and is developing the community, said:

"The project has a twofold significance. First, there is a substantial waiting list of buyers for homes of the better quality in select suburban localities, but it is practically impossible to market the type of home demanded at this price unless the building is done in large volume, and this can only be done with the support of the large lending companies. Now that the Metropolitan Life Insurance Company has set the pace it is hoped that others will follow. Secondly, the whole history of Long Island's upbuilding shows that great suburban development progress has always followed the starting of a single building enterprise."

Malba had a wooded, undulating surface with a natural landlocked harbor with deep anchorage, a shore front nearly a mile long, a sandy bathing beach with a 700 foot pier, picturesque pier house of stone and timber and a landing float.

## OLD COLUMBIA OVAL WILL BE AUCTIONED

225 Lots in East Bronx to Be Sold October 26.

The old Columbia Oval, consisting of 225 lots in the Gun Hill road and Bainbridge avenue and East 211th street section of the East Bronx, is to be sold at auction on Thursday noon, October 26, in 14 Vesey street, by Joseph P. Day, auctioneer. The sale is ordered by the trustees of Columbia University.

The properties are within a few blocks of the Mosholu Parkway and Woodlawn stations of the Jerome avenue subway, also from the 218th street and Webster avenue stations of the Webster avenue extension of the Third Avenue elevated railway and the Gun Hill road station of the Lexington avenue and West Side (Broadway-Seventh avenue) subway. The lots fronting on Gun Hill road and Bainbridge avenue are in a business zone. The balance of the properties are restricted to residential and apartment house improvements.

### AUCTIONEERS OFFER 30 ACRE BRONX PLOT

Will Sell Farm Tract as One Unbroken Parcel.

Thirty acres of farmland stretching from Pelham Parkway through to East Chester road will be sold at auction in one parcel on Tuesday, October 31, by the M. Morgenstau Jr. Company and Joseph P. Day. The sale will be held in the Vesey Street Exchange for the Participants Realty Company, owners. The land fronts on Thimelander, Elberon, Newport, Wilkinson avenues and East Chester road.

Fifty per cent. of the purchase price may remain on mortgage. The property is conveniently located to the White Plains subway station on Pelham Parkway to the Pelham Parkway station of the New York, Westchester and Boston Railroad and to the Westchester station of the New Haven Railroad. Bus lines pass the property both on East Chester road and Pelham Parkway.

## OUTLINES NEW PLAN OF HOME BUYING

F. M. Hugo Says He Will Aid Future Dwellers on Long Island.

"Long Island is the territory in which 200,000 New York families who can afford homes costing from \$4,000 to \$10,000 must find their sites," said former Secretary of State Francis M. Hugo at a meeting of the Long Island Real Estate Board in the Cafe Boulevard last week.

Mr. Hugo is vice-president of the National Surety Company and president of the Interstate Mortgage Corporation, which is planning to finance home buying on Long Island with upward of \$2,000,000 capital.

Mr. Hugo said his company will deal in land contracts growing out of the installment sale of homes, a practice much in vogue in the West but little known around New York. He declared that it is apparent that every legitimate and practicable financing instrumentality must be brought into use to meet the demand for homes.

The Long Island board of governors of the Interstate Mortgage Corporation, which is now in process of formation, will have fifteen members. The following have already been elected:

Treadwell D. Carpenter, vice-president of Rockville Center; Dwight T. Corwin, former County Auditor, Suffolk county; Abraham L. Field, supervisor of the town of Huntington; and director of the Bank of Huntington; Cornelius E. Remsen, chairman of the Board of Supervisors of Nassau county; director of the First National Bank of Manhattan; John R. Swezey, director of the Patchogue Bank; Edward Thompson, director of the Brooklyn Trust Company; and the Edward Thompson Publishing Company.

E. N. Rowley of Northport was appointed chairman of the committee to confer with the officers of the Interstate Mortgage Corporation and report to the Long Island Real Estate Board as to the details of cooperation between the board and the Interstate Mortgage Corporation.

## 300 BAYSIDE LOTS TO GO UNDER HAMMER

Peck Estate Sites Will Be Sold October 21.

The auction sale of 300 lots for the estate of William L. Peck, adjoining the Belleaire Golf and Country Club in Bayside, L. I., will be held next Saturday, October 21, at 2 P. M., by Joseph P. Day. The lots have extensive frontages on Rocky Hill road and are only two blocks from Bell avenue, the principal business thoroughfare, and about half a mile from the Long Island Railroad station in Bayside.

It has been proposed to extend the Corona and Flushing subway extension to Broadway and Bell avenue, Bayside. This would bring rapid transit to within a few blocks of the properties to be sold. There are sixty trains daily from Bayside to Manhattan at a commutation rate of 15 cents a trip.

### TO SELL INDUSTRIAL PLOTS.

J. P. Day Will Dispose of Hoboken Sites October 19.

The United States War Department is to sell its Hoboken industrial sites on and near seven trunk line railways on Thursday, October 19, in the Hoboken Armory, Hoboken, City Hall, Joseph P. Day, assisted by G. F. G. Pugazzi, will conduct the sale. The property has been divided into 510 lots and plots on Ferry, Madison, Harrison and other streets and on Willow avenue.

The properties are twelve blocks from pier connections and about five minutes from the approach to the New York and New Jersey vehicular tunnel at Twelfth and Provoost streets, Jersey City. They range along the east side of the West Shore and Erie railroads.

### TO SELL 60 BRONX LOTS.

Sixty lots in the Morris Heights section of the Bronx will be sold at auction on Tuesday, October 24, at noon, in 14 Vesey street for the Atlantic Dock Company by Joseph P. Day, auctioneer. There has been a marked building boom in this section and apartment houses now rent for from \$20 to \$30 a room.

The properties are reached by the Jerome avenue subway and elevated extension by alighting at the Belmont street station. The University avenue electric cars which run to St. Nicholas avenue and 181st street in Manhattan also pass near the property.